

**ORDINANCE NO. 970522-0**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:**

**LOT 1, BLOCK A, JACOBY ADDITION, FROM "GR" COMMUNITY COMMERCIAL DISTRICT TO "CS-CO" COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 7000 BLOCK U.S. HIGHWAY 290 EAST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "GR" Community Commercial district to "CS-CO" Commercial Services district-Conditional Overlay combining district on the property (the "Property") described in File C14-97-0015, as follows:

Lot 1, Block A, Jacoby Addition, a subdivision in Travis County, Texas, according to the map or plat of record, in Volume 96, Page 312, of the Plat Records Travis County, Texas,

locally known as 7000 Block U.S. Highway 290 East, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

2. The following uses of the Property are prohibited:

- a) Automotive Repair Services
- b) Automotive Sales
- c) Food Sales,
- d) Hotel-Motel,

- e) Pawn Shop Services,
- f) Restaurant (General), and
- g) Adult Oriented Businesses.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "CS" Commercial Services base district and other applicable requirements of the Land Development Code.

**PART 3.** The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

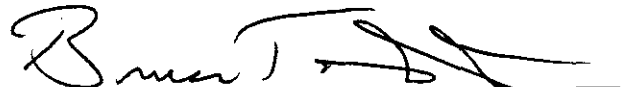
**PART 4.** This ordinance takes effect on June 2, 1997.

**PASSED AND APPROVED**

May 22

, 1997.

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§  
§



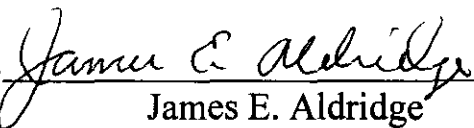
Bruce Todd  
Mayor

APPROVED:

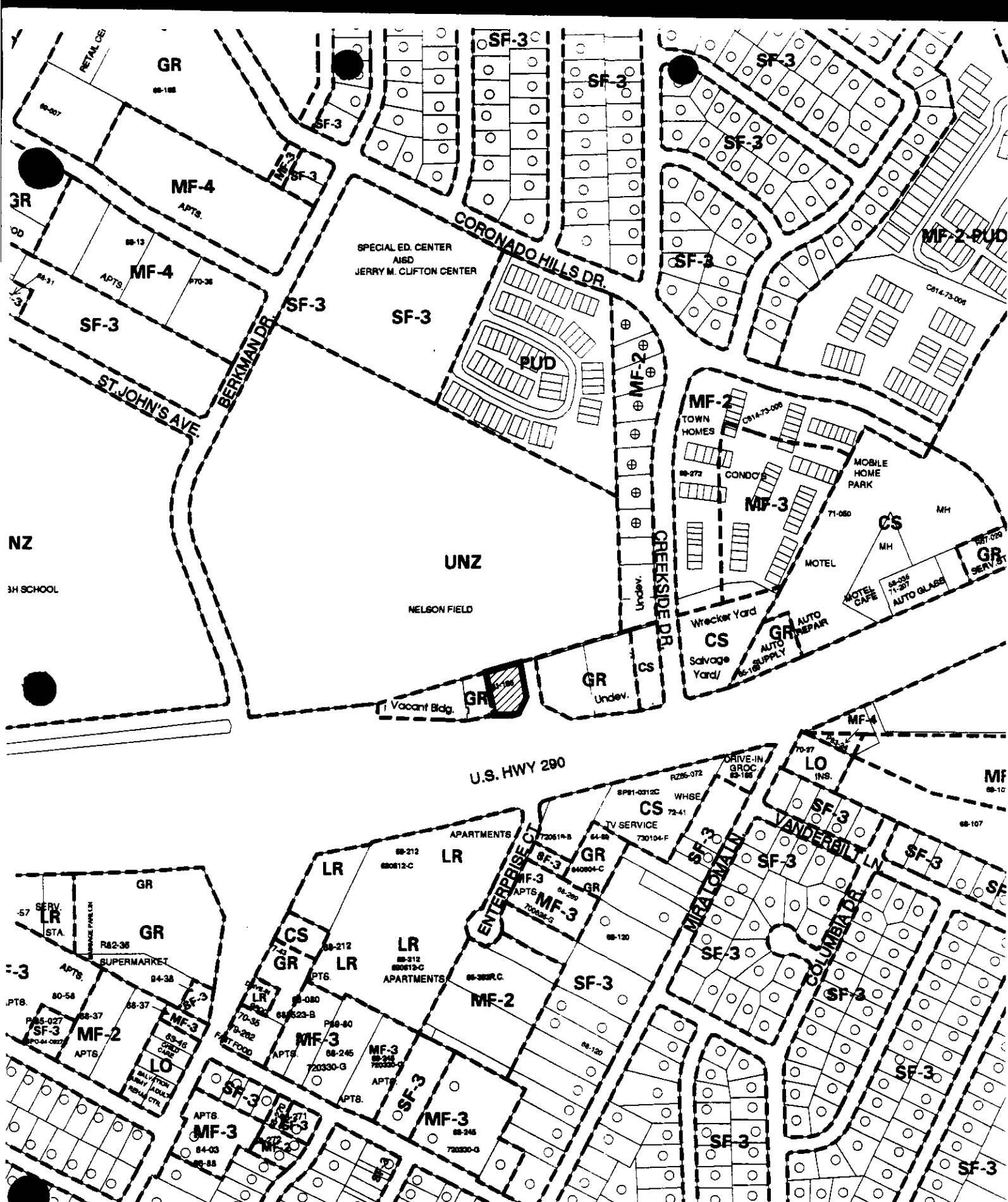


Andrew Martin  
City Attorney

ATTEST:



James E. Aldridge  
City Clerk



 1" = 400'	SUBJECT TRACT 	<b>ZONING</b> <b>EXHIBIT "A"</b> DATE: 97-04 INTLS: TRC	CITY GRID REFERENCE NUMBER L27
	PENDING CASE 		
	ZONING BOUNDARY 		
	CASE MGR: JARRIAGA 970522-0		
CASE #: C14-97-0015 ADDRESS: 7000 E. US HWY. 290 SUBJECT AREA (acres): 0.392			

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX 78767

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,  
State of Texas, on this day personally appeared:

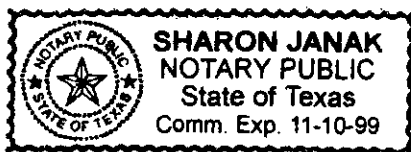
Jeneen Swail

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

First Published:	6/9/97	Last Published:	6/9/97
Times Published:	1	Classification:	9980
Lines:	16	Cost:	\$41.92

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 9<sup>th</sup> day of June 1997



Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541